



IT IS ORDERED as set forth below:

Date: February 1, 2019

**Paul W. Bonapfel
U.S. Bankruptcy Court Judge**

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:)	CHAPTER 7
)	
A CRYSTAL ENTERPRISE ACE, LLC,)	CASE NO. 17-63456-PWB
)	
Debtor.)	
-----)	-----
NEIL C. GORDON, Chapter 7 Trustee for)	
The Estate of A Crystal Enterprise Ace, LLC,)	
)	
Plaintiff,)	
v.)	CONTESTED MATTER
)	
FULTON COUNTY TAX COMMISSIONER,)	
A CRYSTAL ENTERPRISE ACE, LLC,)	
)	
Respondents.)	
_____)	

ORDER

Before the Court for hearing on February 1, 2019 (the “**Hearing**”), came the *Trustee’s Motion for Authority to (I) Sell Real Property of the Bankruptcy Estate Free and Clear of Liens, Interests, and Encumbrances and (II) Disburse Certain Proceeds at Closing* [Doc. No. 74] filed on November 16, 2018 (the “**Sale Motion**”) by Neil C. Gordon, Chapter 7 Trustee (“**Trustee**”) for the bankruptcy estate of A Crystal Enterprise Ace, LLC (the “**Debtor**”). The Sale Motion seeks authority, pursuant to 11 U.S.C. §§ 363(b) and (f) to sell that certain real property known generally as 7183 Flagstone Place, Union City, Fulton County, Georgia 30291 (the “**Property**”) for \$183,000.00 to Walter L. Dees, Jr. accordance with the terms of the *Purchase and Sale Agreement* attached to the Sale Motion as Exhibit “A.”

It appears to the Court that all creditors and parties in interest were given notice of the Sale Motion and Hearing.

An *Objection* to the Sale Motion [Doc. No. 80] was filed by the Debtor on January 28, 2019 (the “**Objection**”).

Present at the Hearing were Neil C. Gordon as attorney for the Trustee and Crystal Adams (“**Ms. Adams**”), as principal of Debtor. Ms. Adams asserted her Objection to the Sale Motion. No other creditor or party in interest filed an objection to the Sale Motion or appeared at the Hearing in opposition thereto, and the Purchase Price is greater than the aggregate value of all liens on the Property.

The Court having considered the Sale Motion, the Objection, all matters of record in this case, and the statements made on the record at the Hearing; and for good cause shown, it is hereby

ORDERED that Trustee's Sale Motion is GRANTED and the Objection is OVERRULED: the sale of the Property may be consummated, pursuant to 11 U.S.C. §§ 363(b) and (f); it is further

ORDERED that Fed.R.Bankr.P.6004(h) shall not apply to this Order, which shall be effective immediately so that the Trustee may proceed *instantly* with the closing, at which time the gross sales proceeds shall be paid to the Trustee pursuant to this Order, and those disbursements requested by the Trustee in his Sale Motion are authorized to be made.

[END OF DOCUMENT]

Prepared and presented by:

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